



5 DEVON COURT MORWELL VIC 3840

Prepared on 18th July 2025



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Comparable Rentals

1 1 NINDOO DRIVE MORWELL VIC 3840



🛏️ 4 🚿 2 🚗 3 📏 810m² 🏠 -
 Year Built - DOM 10 days
 Listing Date 01-Dec-24 Distance 0.14km
 Listing Price \$520 Per Week

2 115 BRIDLE ROAD MORWELL VIC 3840



🛏️ 4 🚿 2 🚗 2 📏 599m² 🏠 166m²
 Year Built - DOM 36 days
 Listing Date 17-Dec-24 Distance 0.26km
 Listing Price \$480 pw

3 4 TAMBO CRESCENT MORWELL VIC 3840



🛏️ 4 🚿 2 🚗 2 📏 827m² 🏠 176m²
 Year Built 1980 DOM 46 days
 Listing Date 26-Jul-23 Distance 0.29km
 Listing Price \$455 WEEKLY

4 4 HEWAT COURT MORWELL VIC 3840



🛏️ 4 🚿 2 🚗 2 📏 746m² 🏠 112m²
 Year Built - DOM 9 days
 Listing Date 25-Feb-25 Distance 0.38km
 Listing Price \$500 PW / AVAIL. NOW

5 15 BUNYIP COURT MORWELL VIC 3840



🛏️ 4 🚿 2 🚗 2 📏 740m² 🏠 112m²
 Year Built - DOM 16 days
 Listing Date 19-Sep-24 Distance 0.38km
 Listing Price \$520 Per Week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

6 3 WONGA COURT MORWELL VIC 3840



4 2 2 812m² -
 Year Built - DOM 4 days
 Listing Date 14-Jul-25 Distance 0.45km
 Listing Price \$530 Per Week

7 3 NOY COURT MORWELL VIC 3840



4 2 2 1,040m² 141m²
 Year Built 1985 DOM 26 days
 Listing Date 20-Jan-25 Distance 0.66km
 Listing Price \$515 pw

8 19 THE AVENUE MORWELL VIC 3840








4 2 1 667m² 145m²
 Year Built 1980 DOM 25 days
 Listing Date 06-Jan-25 Distance 0.71km
 Listing Price \$510 pw

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Kurnai College 44-62 Bridle Road Morwell VIC 3840	0.35km	Secondary	Mixed	Government	7-12
 Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	0.71km	Primary	Mixed	Government	0-6
 Morwell Primary School	1.61km	Primary	Mixed	Government	1-6
 Morwell Central Primary School	2.32km	Primary	Mixed	Government	0-6
 Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	2.92km	Secondary	Mixed	Non-Government	-



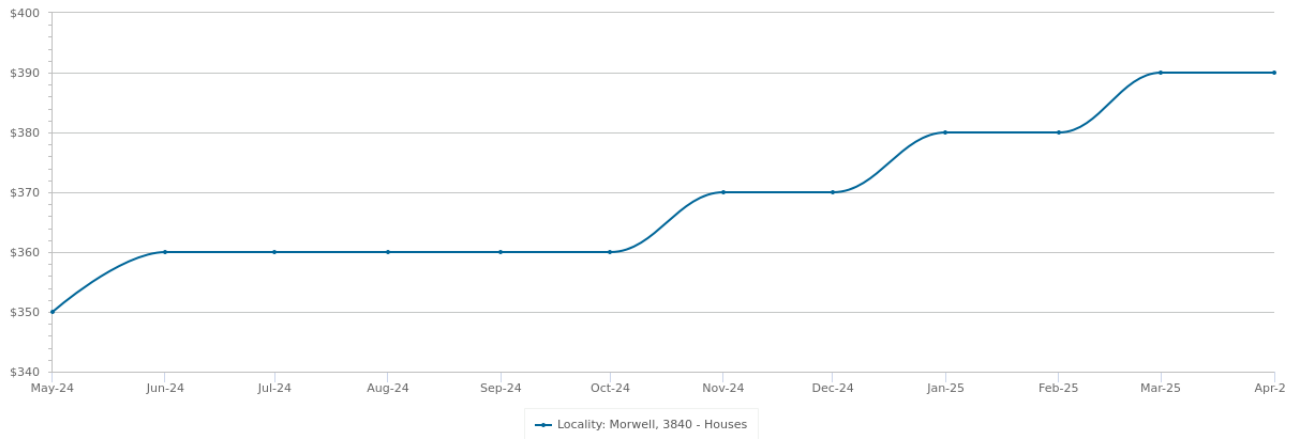
Property is within school catchment area



Property is outside school catchment area

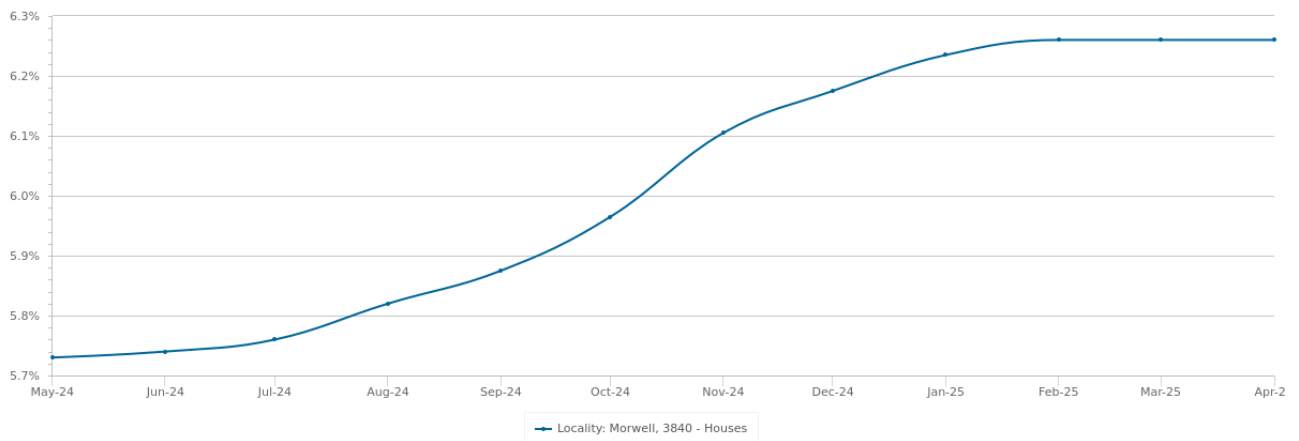
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

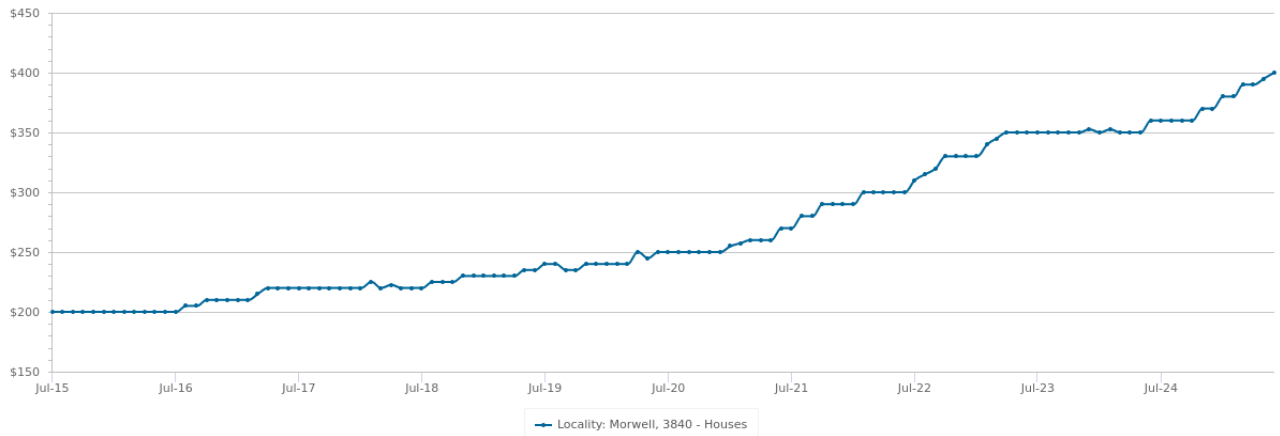


Statistics are calculated at the end of the displayed month

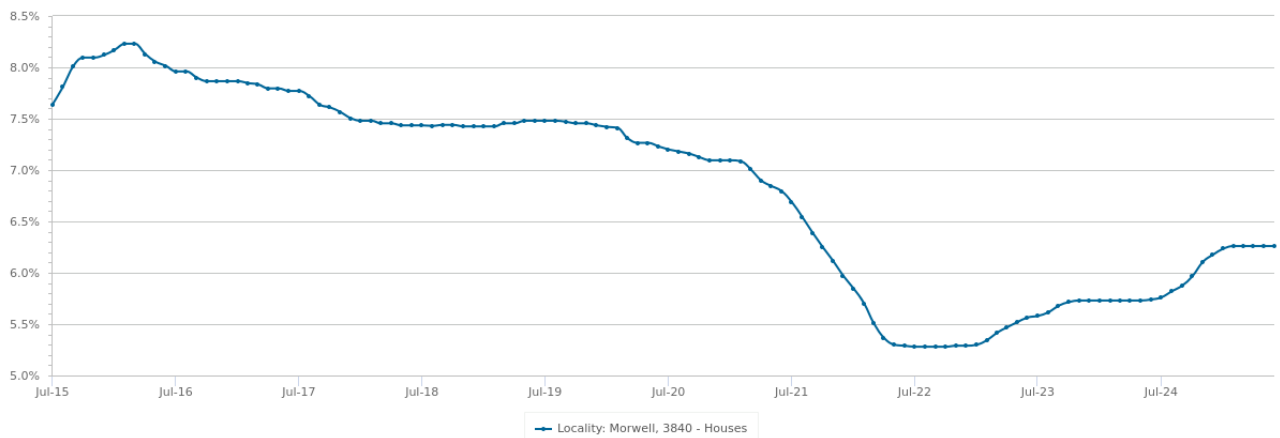
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Apr 2025	\$390	0.0%	6.3%	293
Mar 2025	\$390	2.6% ▲	6.3%	299
Feb 2025	\$380	0.0%	6.3%	310
Jan 2025	\$380	2.7% ▲	6.2%	311
Dec 2024	\$370	0.0%	6.2%	301
Nov 2024	\$370	2.8% ▲	6.1%	304
Oct 2024	\$360	0.0%	6%	313
Sep 2024	\$360	0.0%	5.9%	332
Aug 2024	\$360	0.0%	5.8%	341
Jul 2024	\$360	0.0%	5.8%	347
Jun 2024	\$360	2.9% ▲	5.7%	350
May 2024	\$350	0.0%	5.7%	352

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$400	11.1% ▲	6.3%	295
2024	\$360	2.9% ▲	5.7%	350
2023	\$350	16.7% ▲	5.6%	349
2022	\$300	11.1% ▲	5.3%	315
2021	\$270	8.0% ▲	6.8%	267
2020	\$250	6.4% ▲	7.2%	376
2019	\$235	6.8% ▲	7.5%	394
2018	\$220	0.0%	7.4%	489
2017	\$220	10.0% ▲	7.8%	497
2016	\$200	0.0%	8%	543

Summary

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Appraisal price range
\$470 - \$500 Per Week

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